GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Visakhapatnam-Kakinada Petroleum, Chemical & Petro-Chemical Investment Region Special Development Authority(VKPCPIR-SDA), Visakhapatnam – Change of Land Use from Afforestation use to Public and Semi-public Land use (Hospital purpose) in the vicinity area of Kakinada General Town Planning Scheme (Master Plan) for an extent of Ac.2.77 Cts. in Sy.Nos. 185/1B and 185/2E of Vakalapudi (V), Kakinada Rural Mandal, East Godavari District as proposed by M/s Coramandal International Ltd. – Draft variation - Confirmation - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.MS.No. 146 Dated: 07-04-2017
Read the following:-

1. From the VC, VKPCPIR- SDA, Visakhapatnam, Lr.No.10619/14/ L10, Dated: .03.2016.
2. Government Memo No.207716/H2/2016-1, Dt.15.06.2016.
3. From the Vice-Chairman, VKPCPIR-SDA, Visakhapatnam, Lr.No.10619/14/L10, Dated: 11.07.2016.
4. Government Memo.No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
5. Government Memo No.207716/H2/2016-2, Dt.01.09.2016.
6. Notification No.738, Dated:06.09.2016 published in Part-I of Andhra Pradesh Gazette.
7. From the Vice-Chairman, VKPCPIR-SDA, Visakhapatnam, Lr.Rc.No.10619/2015/L10, Dated 05.11.2016 and 13.02.2017.

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ORDER:

The Draft Variation to the land use envisaged in the Master Plan of Visakhapatnam issued in the Government Memo 5th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.738, Part-I, Dated:06.09.2016. In the letter 7th read above the Vice Chairman, Visakhapatnam-Kakinada Petroleum, Chemical & Petro-Chemical Investment Region Special Development Authority (VKPCPIR-SDA), Visakhapatnam has reported that the Draft Variation Notification was published in two Daily News Papers, calling for objections & suggestions and upon publication of notification one objection was received from Sri Gubbala Venkateswara Rao within stipulated period which is not sustainable. The same was examined keeping in view of remarks of Panchayat Secretary, Vakalapudi Panchyat, Kakinada Rural Mandel and the Environmental Engineer, A.P. Pollution Control Board, Kakinada. The applicant has paid an amount of Rs.9,52,850/- towards processing fee and development charges vide VKPCPIR - SDA receipt No.42/2016-17, Dated 26.09.2016. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Hyderabad.
The Vice Chairman, VKPCPIR-SDA, Visakhapatnam.

Copy to:
The applicant through the Vice Chairman, VKPCPIR-SDA, Visakhapatnam.
The Commissioner, Municipal Corporation, Kakinada.
The Special Officer & Competent Authority, Urban Land Ceiling, Visakhapatnam.
The Collector, East Godavari District, Kakinada.
SC/SF

//Forwarded :: By Order//

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the Master Plan for Kakinda Town out of Municipal limits covered in vicinity area as per sanctioned in Master Plan of Kakinada in variation Map GTP No.15/89/Confirmed in G.O.Ms.No.81, Municipal Administration & Urban Development Department, Dated:23.02.1989, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authority Act,2016.

[P.T.O.]

VARIATION

The site is falling in Sy.Nos. 185/1B and 185/2E of Vakalapudi (V), Kakinada Rural Mandal, East Godavari District admeasuring an area of Ac.2.77 Cts. The boundaries of which are given in the schedule below, which was earmarked for Afforestation land use in Master Plan of Kakinada G.O.Ms.No.81, Municipal Administration & Urban Development Department, Dated:23.02.1989 is now designated as Public & Semi public use(Hospital purpose) by variation of change of land use, which was shown in variation Map GTP No.15/89 and which is available in the O/o office of the VKPCPIR-SDA, Visakhapatnam, subject to the following conditions; namely:-

1. the applicant shall pay the development / conversion charges to the Visakhapatnam Urban Development Authority.
2. the applicant shall hand over the land required for implementation of Master Plan Roads and other existing Public Utilities at free of cost through Gift Deed to the authority.
3. the applicant shall obtain approval of building plans for construction of buildings from the Municipal Corporation, Kakinada duly paying necessary charges to Municipal Corporation, Kakinada and VKPCPIR-SDA, Visakhapatnam as per rules in force.
4. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., VKPCPIR-SDA, Visakhapatnam / Municipal Corporation, Kakinada before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
7. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
8. The applicant shall take up afforestation in an equitant extent covered by CLU somewhere within Factory premises in addition to mandatory green open space to be provided.
9. any other conditions as may be imposed by Vice Chairman, VKPCPIR-SDA, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North :Existing 30 Mtrs. wide Road.
East : Applicant land (Coramandal International Ltd.)
South : Applicant land (Coramandal International Ltd.)
West :Others Land.

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER